

May 23, 1968

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Kane Simonian, Executive Director

SUBJECT: BACK BAY  
Planned Development District #1

Summary: Approval is requested on Plan and Controls for the Planned Development District #1 in the Back Bay.

-----

The attached proposal involving the John Hancock Life Insurance Company constitutes the first planned development proposal to be reviewed under the recent amendment to the Boston Zoning Code. This code amendment allows a developer with a minimum of one acre to be eligible for zoning exceptions provided his plan has received BRA design and planning review and approval.

The parcel plan and controls have been reviewed and approved by the BRA Planning and Urban Design Departments, Transportation-Engineering Department and by the Back Bay Project Director.

The plan contemplates development in four sub-parcels:

- (1) The existing John Hancock Berkeley St. tower building which is to remain essentially in its present form and use for general office space.
- (2) An area now occupied by the 8-story John Hancock Clarendon St. building which is to be demolished. In its place, the development of a large public plaza and small building abutting the existing Hancock tower is proposed. This new building will be for public service facilities such as art galleries, restaurants and exhibition space, and for a new entrance to the present Hancock tower.

(3) Site for a proposed 60-story office tower with approximately 2 million square feet of floor area to be developed by John Hancock Life Insurance Company.

(4) An area which is one portion of a larger site owned by the Massachusetts Turnpike Authority to be leased and developed by John Hancock for an 1,800 car parking garage.

(4a) An area owned by the Massachusetts Turnpike Authority to be leased and developed as the major portion of an 1,800 car parking garage with ground floor commercial space and pedestrian linkages through the ground floor area from Trinity Place to the Back Bay Station, to be developed in the manner as indicated by the Parcel Plan.

Provided all necessary approvals are received, it is anticipated that development on the new tower site will start within the next few weeks.

Attached are the Development Controls for the various parcels together with the Parcel Plan, dated May 23, 1968.

I believe that this proposal will be of great benefit to the Back Bay and the City of Boston, and recommend that you approve the Parcel Plan and Development Controls as submitted.

An appropriate vote is attached.



DEVELOPMENT CONTROLS FOR BACK BAY PLANNED DEVELOPMENT DISTRICT #1

BOSTON REDEVELOPMENT AUTHORITY

May 23, 1968

Parcel 1: Existing Hancock Building bounded by Berkeley, St.  
James and Stuart Streets.

A. Permitted Uses - Existing

B. Building Requirements

No changes are to be made to this structure except for the incorporation of a new entrance on the west side and the necessary refacing of this portion of the building.

Parcel 2: Defined by the westerly face of the existing Hancock Building on Parcel 1, and St. James, Stuart and Clarendon Streets.

A. Permitted Uses

The major area shall be devoted to open space generally accessible to the public. A portion shall be developed contiguous to the building on Parcel 1 for cultural and public service facilities such as theaters, art galleries, restaurants, and exhibition space. Office or commercial space accessory to the major use shall be permitted. Sub-basement may be used for storage, retail and public passage.

B. Building Requirements

1. Floor Area Ratio: not applicable.
2. Building Coverage: minimum dimension extending in a westerly direction of 70 feet. Existing sub-basement to remain.
3. Height: maximum height of this structure shall not exceed 120 feet. Maximum height of any building within 100 feet of the intersection of the property lines at St. James Avenue and Clarendon Street shall not exceed 100 feet to height of cornice, and 120 feet to height of top of roof.
4. Setback: the new building on this site shall not be set back beyond the face of the existing Berkeley Building along either St. James Avenue or Stuart Street.
5. Building Envelope: provision shall be made for public access through the new structure into the main corridor of the existing building on Parcel 1.
6. Parking: no parking shall be permitted on this site.
7. Access: Curb cuts, if any, shall be limited to St. James Avenue and Stuart Street and must be located more than 50 feet from the corners of Clarendon Street, and shall be limited further to those necessary to meet the loading provision outlined in requirement #8 below.



Parcel 2 - continued

B. Building Requirements - continued

8. Off Street Loading: loading to meet zoning requirements shall either be provided from the existing Berkeley Building facility on St. James Avenue or through a new facility accessible from Stuart or St. James.
9. Open Space Treatment: all paving shall be granite, other natural stone or brick. All trees that are planted must be a minimum of 6-inch caliper.
10. Signs: all exterior signs will be subject to design review regarding their location, size, design, illumination, color and materials.

Parcel 3: Defined by St. James Avenue, Trinity Place, Stuart and Clarendon Streets.

A. Permitted Uses

Principal use for this site shall be general office space.

B. Building Requirements

1. Floor Area Ratio: not to exceed 25 as defined by the Boston Zoning Code.
2. Building Coverage: not to exceed 50,000 square feet.
3. Height: not to exceed 800 feet.
4. Setback: no setback permitted along Trinity Place. The major surface of the building shall not be set back more than 16 feet from the property line along St. James Avenue for a distance of at least 100 feet from Trinity Place. Setback of the major surface shall not exceed 31 feet from the Stuart Street property line along its entire length.
5. Building Envelope: not applicable.
6. Parking: no parking required; parking permitted within the building only.
7. Access: vehicular access for parking and loading shall be from Trinity Place and must be more than 50 feet in from the intersection of Trinity and Stuart and Trinity and St. James. Curb cut for pedestrian drop-off shall be permitted only on Clarendon Street and must be a minimum distance of 30 feet from St. James Avenue and 60 feet from Stuart Street.
8. Off Street Loading: all loading and unloading shall be within the building. A minimum of eight (8) loading bays are required.
9. Open Space Treatment: all paving shall be granite, other natural stone or brick. All trees that are planted must be a minimum of 6-inch caliper.



Parcel 3 - continued

B. Building Requirements - continued

10. Signs: all exterior signs will be subject to design review regarding their location, size, design, illumination, color and materials.

Parcel 4: Defined by the northerly edge of Stanhope Street, Trinity Place, Clarendon Street, and the southerly property line of all properties fronting on Stuart Street between Clarendon Street and Trinity Place.

A. Permitted Uses

This parcel shall be devoted to private, public or semi-public uses with the principal use for a parking garage.

B. Building Requirements

1. Floor Area Ratio: not to exceed 8.
2. Building Coverage: not applicable.
3. Height: not more than 100 feet above Clarendon Street.
4. Setback: not applicable.
5. Building Envelope: provision must be made for passage of a roadway, public or accessible to the public, along the southerly boundary of this property to interconnect Clarendon and Dartmouth Streets. It must be at least 24 feet wide between curbs and must have a minimum vertical clearance of 16 feet.
6. Parking: no open parking permitted.
7. Access: auto access shall be from Clarendon Street, Dartmouth Street, Trinity Place, and the proposed new roadway at the southerly boundary of the property as described in requirement #5 above, and shall be in conformity with good traffic engineering practices.
8. Off Street Loading: not applicable.
9. Open Space Treatment: all paving in pedestrian areas shall be concrete, other natural stone or brick. All trees that are planted must be a minimum of 6-inch caliper.



Parcel 4 - continued

B. Building Requirements - continued

10. Signs: all exterior signs will be subject to design review regarding their location, size, design, illumination, color and materials.

Parcel 4A: Property owned by the Massachusetts Turnpike Authority. Defined (as shown on the parcel plan) by Clarendon Street, the northerly edge of Stanhope Street, Trinity Place, Stuart Street, Dartmouth Street, and a line generally parallel to and ten (10) feet south of the retaining wall of the southerly edge of the Massachusetts Turnpike Extension.

A. Permitted Uses

This parcel shall be devoted to private, public or semi-public uses with the principal use for a parking garage. First floor commercial is required along the Clarendon and Dartmouth Street frontages.

B. Building Requirements

1. Floor Area Ratio: not to exceed 8.
2. Building Coverage: not applicable.
3. Height: not more than 100 feet above Clarendon Street.
4. Setback: maximum setback allowed along both Clarendon and Dartmouth Streets is ten (10) feet.
5. Building Envelope: provision must be made for pedestrian arcades with a minimum width of 15 feet and a minimum height of 12 feet along both Clarendon and Dartmouth Streets. Provision shall be made for public pedestrian access through the first floor of the garage in a north-south direction connecting the westerly sidewalk of Trinity Place with the Back Bay Station. This passage will be a minimum of 15 feet in width.
6. Parking: first floor parking is permitted, provided it is concealed within the building.
7. Access: auto access shall be from Clarendon Street, Dartmouth Street, Trinity Place, and the proposed new roadway at the northerly and southerly boundaries of the property and shall be in conformity with good traffic engineering practices.



Parcel 4A - continued

B. Building Requirements - continued

8. Off Street Loading: all loading and unloading shall be within the building. A minimum of two (2) loading bays are required.
9. Open Space Treatment: all paving shall be granite, other natural stone or brick. All trees that are planted must be a minimum of 6-inch caliper.
10. Signs: all exterior signs will be subject to design review regarding their location, size, design, illumination, color and materials.

